

SOLICITATION OF BIDS FOR STANDING TIMBER

OWNER: John & Jodie Cotter; Mike Janchyshyn

LOCATION: Cooper County, Missouri (Township 47N, Range 16W, Sections 9, 10, 15, & 16),
approximately 5 miles northwest of the town of Prairie Home.

ACRES: Marked timber is located on approximately 172 acres.

BID SUBMISSION DEADLINE: Friday, December 17th, 2021, at 2:00 PM.

BID OPENING LOCATION: Heartland Forest Consulting LLC main office, 205 S. Main St., Ashland, MO.

TIMBER DESCRIPTION

The timber offered for sale is located on two separate, adjoining properties, owned by family members. Trees are marked with paint at 4.5 to 6.0 feet above the ground and on the stump. Merchantable trees are marked with a DOT.

John & Jodie Cotter property (81 acres, marked in BLUE paint)

Species	Number of Trees	Volume (Doyle Scale)	Volume (Int'l Scale)
White oak	273	60,815	73,520
Misc. white oak	65	11,125	6,180
Red oak (group)	105	27,285	32,615
Walnut	13	1,980	2,440
Hickory	101	17,925	23,175
Other hardwoods	62	10,150	13,200
TOTAL	619	129,280	158,905

The white oak Doyle volume estimate includes an estimated 2,970 board feet of staves. "Misc. white oak" includes a near even mix of bur oak, chinkapin oak, and post oak. "Red oak (group)" includes northern red oak, black oak, and a few shingle oak. "Other hardwoods" includes hard maple, ash, hackberry, honeylocust, Kentucky coffeetree, and elm.

In addition to the above:

- **43** trees marked with a SLASH are considered pulpwood/biomass and have an estimated weight of **20** tons.
- **25** trees marked with an "X" that are considered non-merchantable and may be cut at Purchaser's discretion.

Mike Janchyshyn property (91 acres, marked in YELLOW paint)

Species	Number of Trees	Volume (Doyle Scale)	Volume (Int'l Scale)
White oak	47	10,380	12,735
Misc. white oak	91	18,290	21,960
Red oak (group)	152	31,335	38,855
Walnut	26	3,250	4,290
Hickory	51	7,340	9,700
Other hardwoods	32	5,150	6,495
TOTAL	399	75,745	94,035

The white oak Doyle volume estimate includes an estimated 400 board feet of staves. "Misc. white oak" includes mostly post oak with some bur oak, chinkapin oak, and swamp white oak. "Red oak (group)"

includes northern red oak, black oak, and a few shingle oak. "Other hardwoods" includes hackberry, ash, honeylocust, Kentucky coffeetree, basswood, and elm.

In addition to the above:

- **21** trees marked with a SLASH are considered pulpwood/biomass and have an estimated weight of **10** tons.
- **3** trees marked with an "X" that are considered non-merchantable and may be cut at Purchaser's discretion.

Volumes are considered estimates and are not guaranteed. Deductions were made for defects visible in the field. More detailed volume information is available on the MFPA Online Timber Sale website (<http://www.moforest.org>), or by contacting Chris Lohmann at (573) 825-8252 or chris@hlforest.com.

PROPERTY ACCESS: Potential bidders are encouraged to view the timber and satisfy themselves as to the quantity and quality of the timber. Buyers may visit the property at their convenience to view site and inspect timber; **however, please contact Chris Lohmann at (573) 825-8252 ahead of time so that gate can be unlocked.** The property entrance is locked gate.

PROPERTY BOUNDARIES: Property boundaries are fenced.

DIRECTIONS: From Prairie Home, follow MO-87 north approximately 3.5 miles. Turn left (west) onto Ellis David Road and follow approximately 1.8 miles to the property entrance on the left, just past the bridge over the Clark Fork.

SALE TERMS

Payments. Bids are to be submitted on a lump-sum basis. Full payment at contract signing is preferred, but alternate arrangements can be negotiated upon request.

Contract Length & Harvest Timing Restrictions. A 1-year timber sale contract is preferred, but can be written for a longer term if needed. No harvesting may occur during the November portion of the firearms deer season. Dates for 2022 are to be determined, but anticipated to be November 12-22, 2022.

Best Management Practices. Buyer will be required to follow all state Best Management Practices (BMPs) during the harvest.

Harvest Plan. Proposed log landings and primary skid trails are shown on the attached map. Existing field roads may be used for access, and skidding if needed.

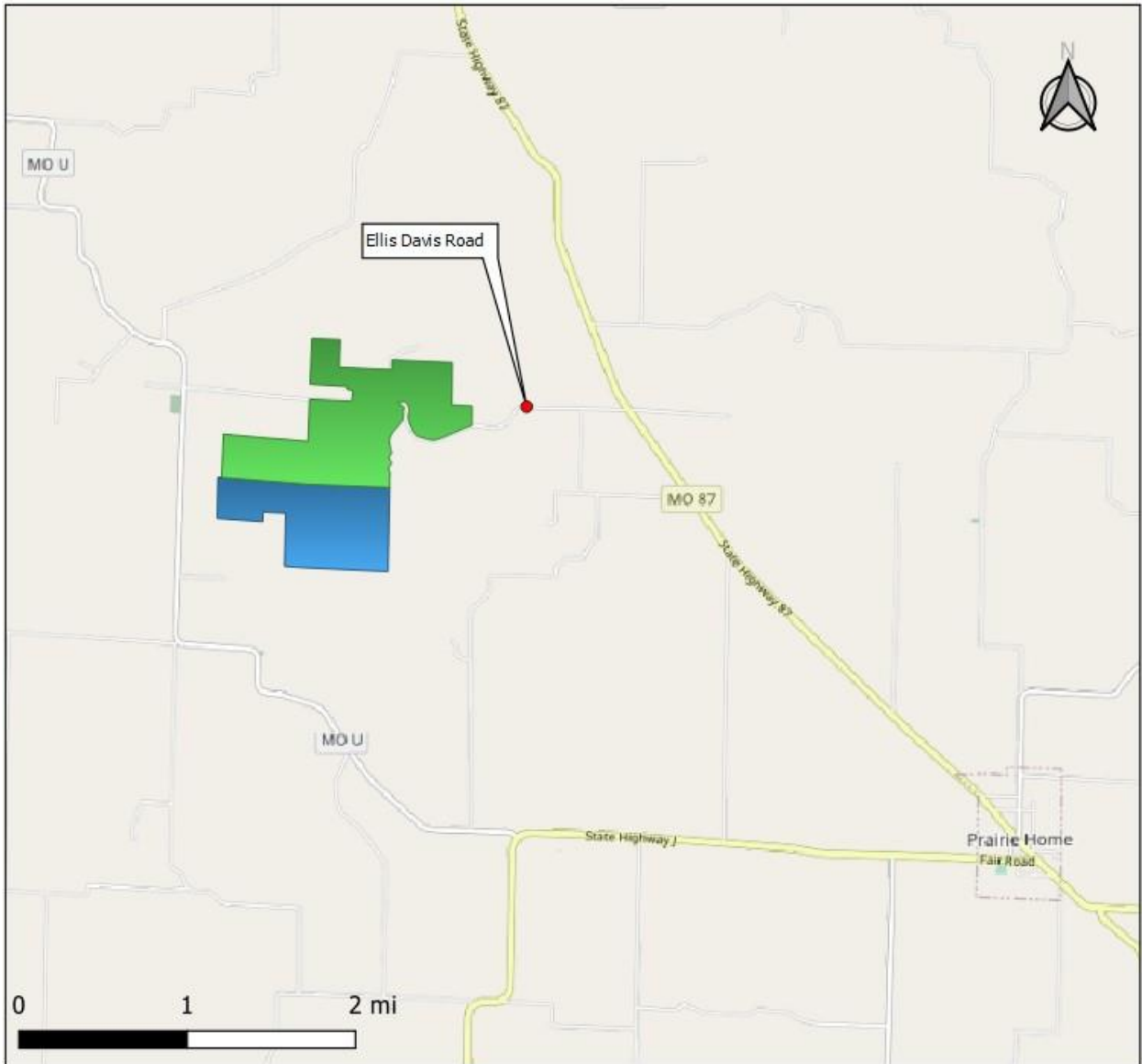
BID INSTRUCTIONS

Bids are to be submitted on a lump-sum basis. Bids may be submitted in one of the following ways:

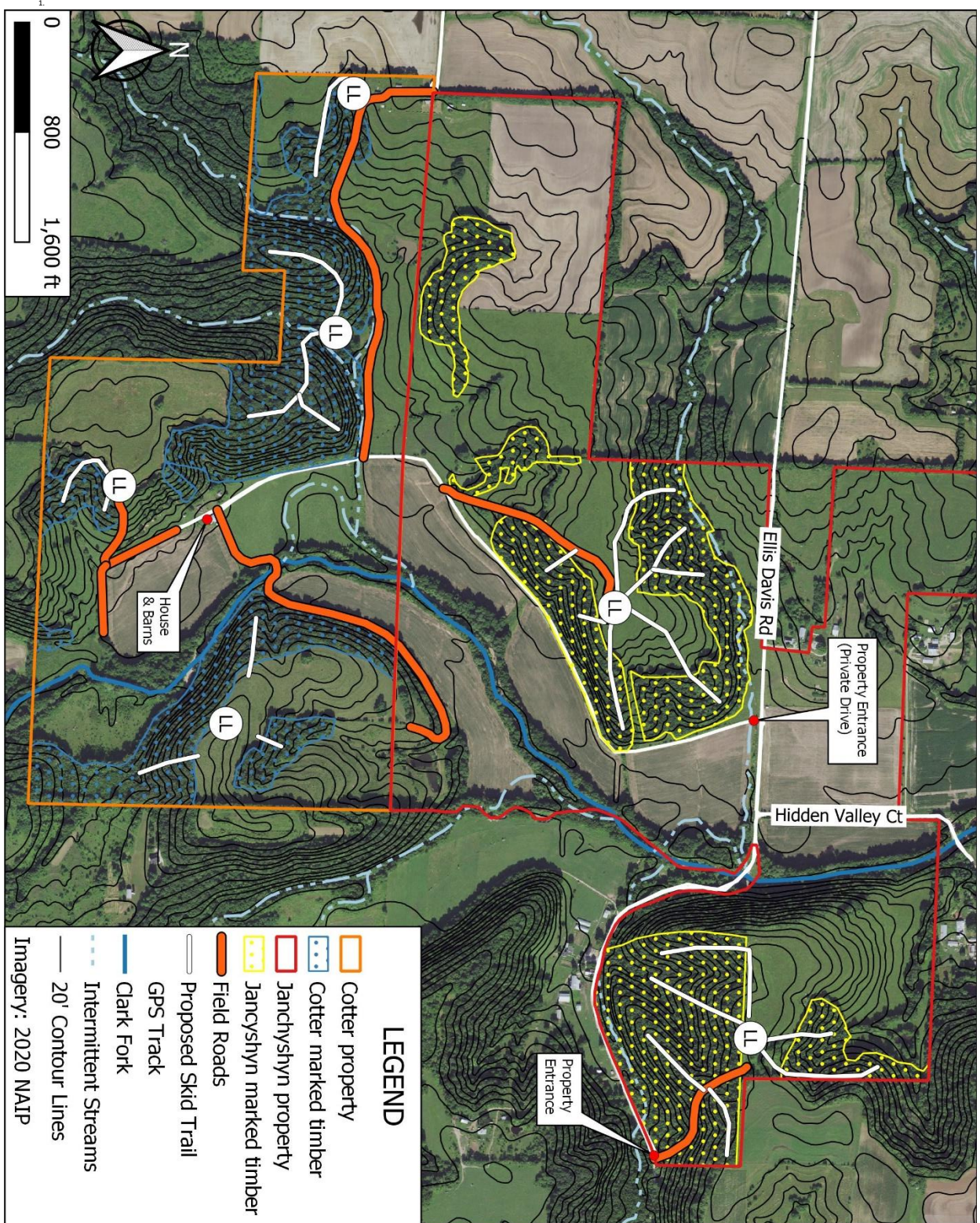
1. Sealed bids are preferred, either hand-delivered or mailed to 205 S. Main St., Ashland, MO, 65010, and should be submitted in sealed envelope marked: Timber Bid: COTTER Timber Sale.
2. Bids may be emailed to chris@hlforest.com with "COTTER Timber Sale" in the subject line.

No phone, fax, or verbal bids will be accepted. Bids will be received until **Friday, December 17th, 2021**, at **2:00 PM**. Bid opening will be shortly after, at 205 S. Main St., Ashland, MO. Landowners reserve the right to reject any and all bids. Landowners intend to sell to the same buyer, but reserve the right to accept bids from different buyers if it is in their best interests. The winning bidder will be expected to sign a written sale contract within 10 business days of notification of winning bid.

LOCATION MAP



COTTER/JANCHYSHYN TIMBER SALE MAP



LEGEND

- Cotter property
 - Cotter marked timber
 - Janchyshyn property
 - Janchyshyn marked timber
 - Field Roads
 - Proposed Skid Trail
 - GPS Track
 - Clark Fork
 - Intermittent Streams
 - 20' Contour Lines
- Imagery: 2020 NAIP

TIMBER BID FORM
COTTER/JANCHYSHYN Timber Sales

Name: _____

Company: _____

Address: _____

Telephone: _____

Email: _____

Professional Timber Harvester training? YES NO Master Logger Certification? YES NO

I hereby make firm bids of:

John/Jodie Cotter timber (619 trees, 129,280 board feet): \$ _____

Mike Janchyshyn timber (399 trees, 75,745 board feet): \$ _____

I agree that I have read and understand the terms of the sale as outlined in the Bid Solicitation Form, and that if my bid is accepted, I will be responsible for entering into a timber sale contract and making payment to the landowners in exchange for the marked timber.

Signature: _____

Submit bid to:

Heartland Forest Consulting, LLC
Chris Lohmann
205 S. Main St.
Ashland, MO 65010
ATTN: Timber Bid: COTTER/JANCHYSHYN Timber Sales

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